



Columbus Redevelopment Commission

Special Board Meeting

September 2, 2015

6:00 PM

City Council Chambers

1 of 3

Minutes

The Redevelopment Commission met in Special and Joint Session with the City Council on Monday September 2, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by the Mayor.

Attendees:

Commissioners:

<input checked="" type="checkbox"/> Kristen Brown, Pres.	<input checked="" type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input checked="" type="checkbox"/> Laurie Booher	<input type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling

Other attendees:

City Council

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

1. Potential Use and Disposal for 2nd and Lafayette Properties

Doug reported that an RFI had been developed regarding the sale/development of the 2nd & Lafayette Properties.

This is a 9.52 acre tract. There had been interest in the parcel by developers. Initially, the RFI was submitted to 12 developers with only 2 responding. The two (2) respondents were Avison & Young and Real America. Both their proposal had been circulated to the Commissioners and Counsel prior to the meeting.



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Doug said a criteria sheet had been developed based on upon the responses. Avison & Young has spent the most time with the project and had submitted concept drawings. Real America and not provided drawings.

The results of the RFI process have yielded a mixed use site consisting of some 180 apartments, extended stay hotel, retail, parking and a fitness center.

Doug discussed the next steps. Those being:

1. Appraisal of the site;
2. Development of bid documents.

The time line as suggested by Doug was to develop an offering sheet that would be submitted along with an notice of bid request.

There was significant discussion by and between all attendees as to the use of the site and possible criteria for a bid sheet.

Doug further reported that Avison & Young had conducted a significant market study of the site and community, they has spent a number of months in discussions with the City and Cummins regarding this site. Their rough estimate is the project will cost some \$60m to develop.

Action Items:

1. Resolution #17-2015 to Engage the Services of Appraisers to Appraise Lot 1 Bartholomew County R.E.M.C. Replat and Lots 2B and 3 of the Second Street Replat.

Discussion was had regarding the need to conduct said appraisals. Frank moved and Russ seconded a motion to adopt and approve Resolution #17-2015. There being no further discussion the resolution was approved unanimously.

2. Resolution #18-2015 to Develop an Offering Sheet for the Sale and/or Development of Lot 1 Bartholomew County R.E.M.C. Replat and Lots 2B and 3 of the Second Street Replat.



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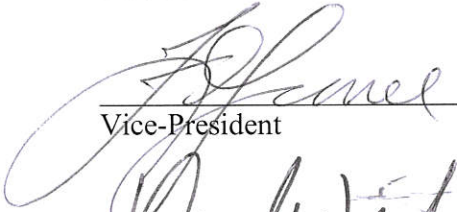
Discussion was had regarding the need to develop an offering sheet and the purpose for same. Russ moved and Dave seconded a motion to adopt and approve Resolution #18-2015. There being no further discussion the resolution was approved unanimously.

Adjournment

There being no further business, Russ moved and Dave seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:00 p.m.

Approval of 19th day of October 2015 minutes.

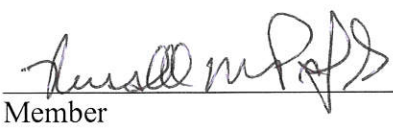
President



Vice-President



Secretary



Member

Member

Date: 10-19-2015

RESOLUTION NO: 17-2015

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
ENGAGE THE SERVICE OF APPRAISERS
TO APPRAISE THE PROPERTY KNOW AS
LOTS 1 BARTHOLOMEW COUNTY R.E.M.C. REPLAT
AND
2B AND 3 OF THE SECOND STREET
REPLAT
FOR AND ON BEHALF OF
THE COLUMBUS REDEVELOPMENT COMMISSION**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (“Redevelopment Commission”) by way of Ordinance Number 25, 2003; and

WHEREAS, Columbus Downtown, Inc. (CDI) became the owners, by way of donation, of Lots 1 Bartholomew County REMC Replat, 2B and 3 in what is now known as the *Second Street 2nd Replat of Lot 2A*; and

WHEREAS, said the parcels consists of 3.34 acres, 4.94 acres and 1.24 acres respectively, for a total acreage of 9.53; and

WHEREAS the above parcels were transferred to the Columbus Redevelopment Commission by CDI on April 19, 2012; and

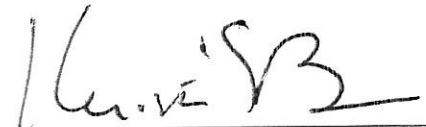
WHEREAS the Columbus Redevelopment Commission is desirous to determine the present fair market value of said parcel for future development and sale; and

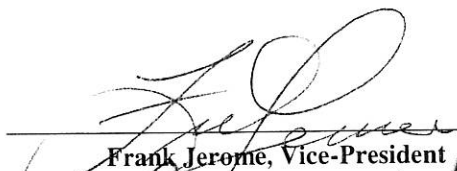
WHEREAS, the Columbus Redevelopment Commission desires engaging two (2) appraisers to determine said valuation.

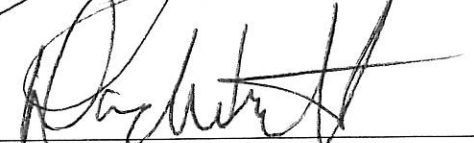
NOW, THEREFORE, BE IT RESOLVED:

1. The City of Columbus Redevelopment Commission directs its president to enter into such agreements as necessary to engage the services of two commercial real estate appraisal firms to appraise Lot 1 of the Bartholomew County R.E.M.C. Replat, Lots 2B and Lot 3 in the Second Street Replat of Lot 2A as all are duly recorded.
2. The appraisals shall be conducted pursuant to Ind. Code § 36-7-14-22 *Public Sale or Lease of Real Estate; Procedure* and once the reports are submitted to the Redevelopment Commission same shall be held in confidence.

Adopted this 3 day of September, 2015.



Kristen Brown, President

Frank Jerome, Vice-President

Dave Wright, Secretary

RESOLUTION NO: 18-2015

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
DEVELOP AN OFFERING SHEET
FOR SALE AND/OR DEVELOPMENT
OF
LOTS 1 BARTHOLOMEW COUNTY R.E.M.C. REPLAT
AND
2B AND 3 OF THE SECOND STREET
REPLAT**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, Columbus Downtown, Inc. (CDI) became the owners, by way of donation, of Lots 1 Bartholomew County REMC Replat, 2B and 3 in what is now known as the *Second Street 2nd Replat of Lot 2A*; and

WHEREAS, said the parcels consists of 3.34 acres, 4.94 acres and 1.24 acres respectively, for a total acreage of 9.53; and

WHEREAS the above parcels were transferred to the Columbus Redevelopment Commission by CDI on April 19, 2012; and

WHEREAS the Columbus Redevelopment Commission is desirous to offer said parcels for sale for the purpose of development and is hereby doing so pursuant to Ind. Code § 36-7-14-22 *Public Sale or Lease of Real Estate; Procedure*; and


WHEREAS, the Columbus Redevelopment Commission is required to develop an offering sheet(s) that sets forth the parcels being offered for sale or development and any and all other terms and conditions the Redevelopment Commissions chooses to impose; and

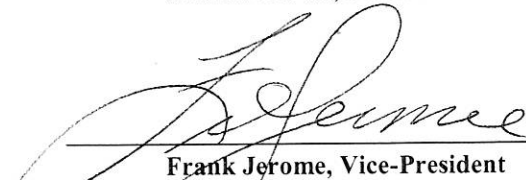
WHEREAS, the Columbus Redevelopment Commission met in joint session with the Columbus City Council this date and the parties jointly developed a specification sheet for the prospective sale and/or development of the above subject properties.

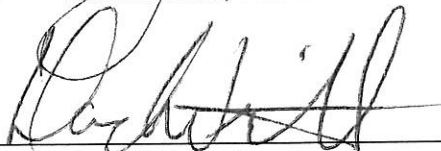
NOW, THEREFORE, BE IT RESOLVED:

1. The City of Columbus Redevelopment Commission does hereby direct Doug Pacheco to create an offering sheet for the sale and/or development of Lot 1 of the Bartholomew County R.E.M.C. Replat, Lots 2B and Lot 3 in the Second Street Replat of Lot 2A which offering sheet shall then be approved by the Columbus Redevelopment Commission prior to public distribution and acceptance of offers.

Adopted this 3 day of September, 2015.



Kristen Brown, President

Frank Jerome, Vice-President

Dave Wright, Secretary